012.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,021,500 / 1,021,500
					USE VALUE:	1,021,500 / 1,021,500
					ASSESSED:	1,021,500 / 1,021,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPYROPOULOS EVAGELOS/TRUSTEE
Owner 2:	SPYROPOULOS ELEFTHERIA/TRUSTE
Owner 3:	SPYROPOULOS REALTY TRUST
Street 1:	7 PONDVIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPYROPOULOS EVAGELOS -
Owner 2:	SPYROPOULOS ELEFTHERIA -
Street 1:	7 PONDVIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,574 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2619 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5574.000	547,000	4,700	469,800	1,021,500
Total Card	0.128	547,000	4,700	469,800	1,021,500
Total Parcel	0.128	547,000	4,700	469,800	1,021,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.03 | /Parcel: 390.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	547,100	4700	5,574.	469,800	1,021,600	1,021,600	Year End Roll	12/18/2019
2019	104	FV	410,200	4700	5,574.	645,900	1,060,800	1,060,800	Year End Roll	1/3/2019
2018	104	FV	410,200	4700	5,574.	411,100	826,000	826,000	Year End Roll	12/20/2017
2017	104	FV	385,400	4700	5,574.	375,800	765,900	765,900	Year End Roll	1/3/2017
2016	104	FV	385,400	4700	5,574.	305,400	695,500	695,500	Year End	1/4/2016
2015	104	FV	344,500	4700	5,574.	305,400	654,600	654,600	Year End Roll	12/11/2014
2014	104	FV	344,500	4700	5,574.	278,300	627,500	627,500	Year End Roll	12/16/2013
2013	104	FV	358,000	4700	5,574.	264,800	627,500	627,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPYROPOULOS EVA	59119-245		5/18/2012	Convenience	1	No	No		
ROBERTSON MILLE	24703-515		7/15/1994		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2012	315	Manual	17,500					strip & re-side, i
4/3/2012	315	Manual						temp dumpster perm
11/29/2001	893	Redo Kit	10,000	C				REMODEL KIT-BATH
5/21/1996	197	Porch	2,000					REPLACE FRONT STAI
9/9/1994	466	Redo Kit	10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2017	MEAS&NOTICE	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

9298

GIS Ref

GIS Ref

Insp Date

12/19/17

!1171!

PRINT

Date	Time
12/10/20	16:50:26

LAST REV

Date	Time
08/21/19	09:44:27

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	9298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5574		Sq. Ft.	Site		0	80.	1.05	1									469,777						469,800	

Total AC/HA: 0.12796 | Total SF/SM: 5574 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,777 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10103095
Const Adj.:	0.98745072
Adj $ / SQ:	184.826
Other Features:	126419
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671944
Depreciation:	124982
Depreciated Total:	546962

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

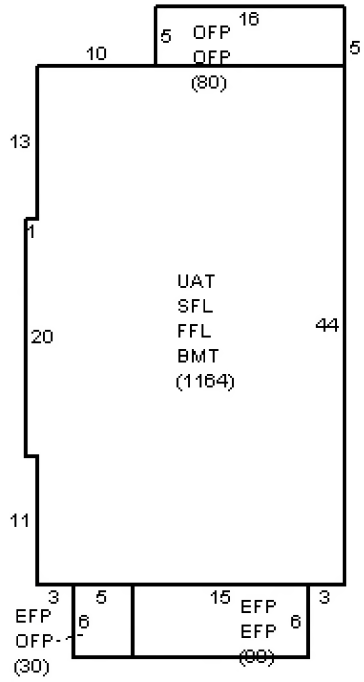
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.83
Special Features:	0	Val/Su Net:	130.77
Final Total:	547000	Val/Su SzAd	234.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	55.450	64,541
FFL	First Floor	1,164	184.830	215,138
SFL	Second Floor	1,164	184.830	215,138
UAT	Upper Attic	291	129.380	37,649
EFP	Enclos Porch	210	39.680	8,334
OFP	Open Porch	190	24.870	4,725

Net Sketched Area:	4,183			Total:	545,525
Size Ad	2328	Gross Are	5056	FinArea	2619

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700